

Application ref: 2024/2181/P
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Date: 16 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Potter Raper Ltd
Duncan House
1A Burnhill Road
Beckenham
Bromley
BR3 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Bevan John House and 9-15 Dombey Street
London
WC1N 3PA

Proposal:
Replacement of pitched roof coverings with natural Welsh slates, replacement of flat roof coverings with felt, replacement of flat roof access structures with timber structures to each dwelling at 9-15 Dombey Street. Raising of lift shaft roof at Bevan John House.

Drawing Nos:
10043-PR-BJH-XX-DR-B-PL201, 10043-PR-BJH-XX-DR-B-PL203, 10043-PR-BJH-XX-DR-B-PL301, 10043-PR-BJH-XX-DR-B-PL10, Location Plan, Design and Access and Heritage Statement Rev P3 (dated 20th June 2024), Pricing Document

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

10043-PR-BJH-XX-DR-B-PL201, 10043-PR-BJH-XX-DR-B-PL203, 10043-PR-BJH-XX-DR-B-PL301, 10043-PR-BJH-XX-DR-B-PL10, Location Plan, Design and Access and Heritage Statement Rev P3 (dated 20th June 2024), Pricing Document.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The property consists of several terrace town houses along Dombey Street and Harpur Street. 9-15 Dombey Street are Grade II listed buildings, while 9 Harpur Street (Bevan John House) is not listed. The site is within the Bloomsbury Conservation Area. The townhouses are currently being used as flats.

The proposal is for the replacement of the existing pitched roof coverings with natural Welsh slates, the replacement of flat roof coverings with felt, and the replacement of flat roof access structures with timber structures to each dwelling at 9-15 Dombey Street. The proposal is also for the raising of the lift shaft roof at Bevan John House. The proposed works will largely not be visible from the street.

The replacement of the existing roof coverings with natural slates is considered an appropriate roofing material for a building of this age and style and will preserve the character of the buildings. The replacement of the flat roof coverings, a non original part of the building, is acceptable as the proposed felt is durable and is considered an improvement to the current material which is known to leak. Although the replacement will raise the level of the flat area by 200mm (maximum 250mm) to accommodate insulation, this is acceptable as these sections are not visible as they are hidden by the pitched roofs. The flat roof access structures are also non-original, and although they are slightly taller than the main roof structure, they are largely shielded from view from the surrounding area as they are set back from the edges of the entrance. The heights of the replacement roof access structures will remain as existing and the proposed design is similar to the existing. This element is therefore considered acceptable.

The raising of the lift shaft at Bevan John House is acceptable. This is a non original part of the building and the building is not listed. The lift shaft roof will be raised by 300mm and will remain hidden behind the parapet and will therefore not impact the appearance of the building.

Overall, it is considered that the proposed works will leave the appearance of the building largely unchanged and will not impact the significance of the listed buildings nor that of the wider Bloomsbury Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the scale and scope of the proposed works, they are not considered to unduly impact the amenity of any neighbouring residential occupier.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer